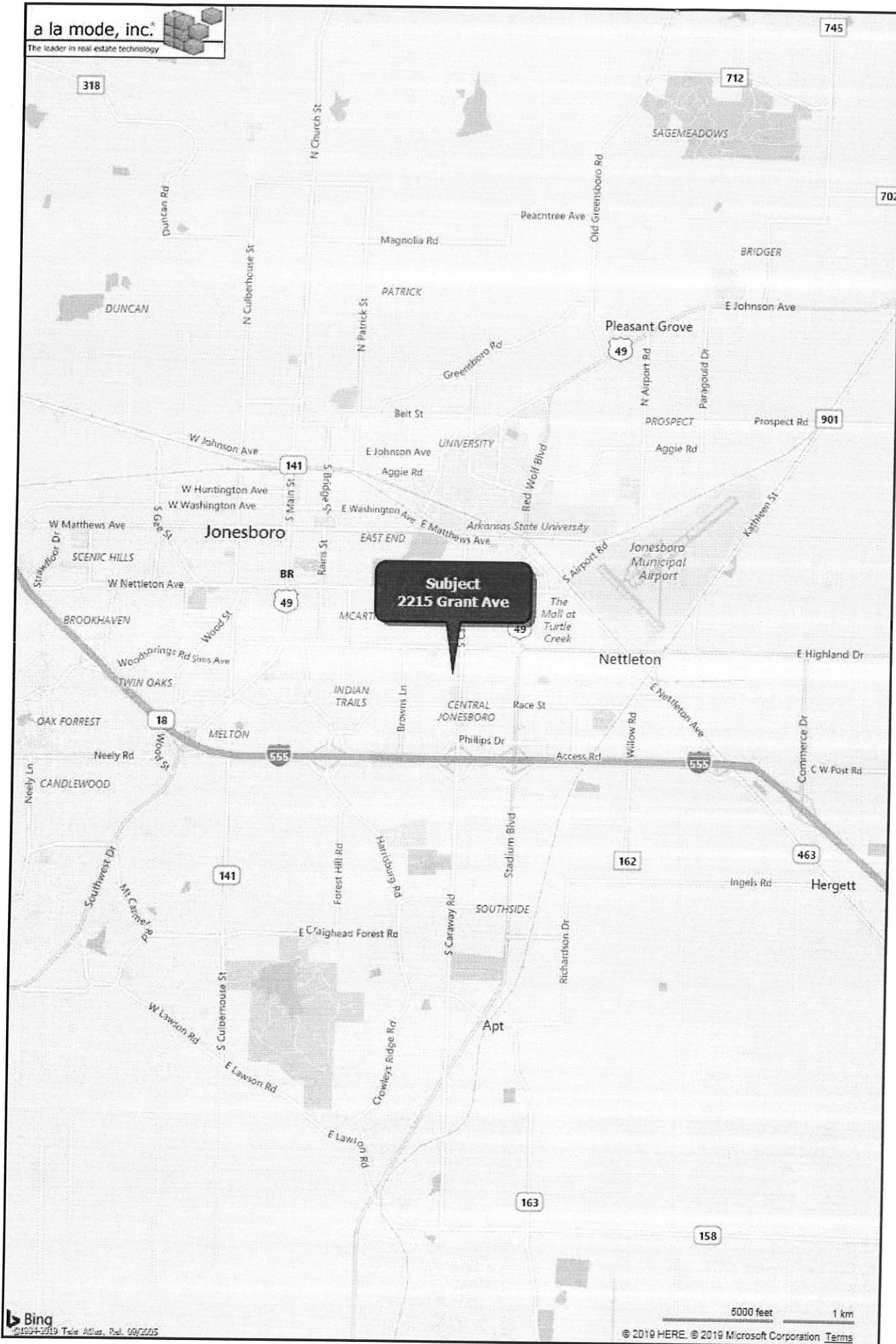


BLR INVESTMENTS LLC

**2215 Grant Street
Jonesboro, Ar. 72401**



BLR INVESTMENTS, LLC.

Members:

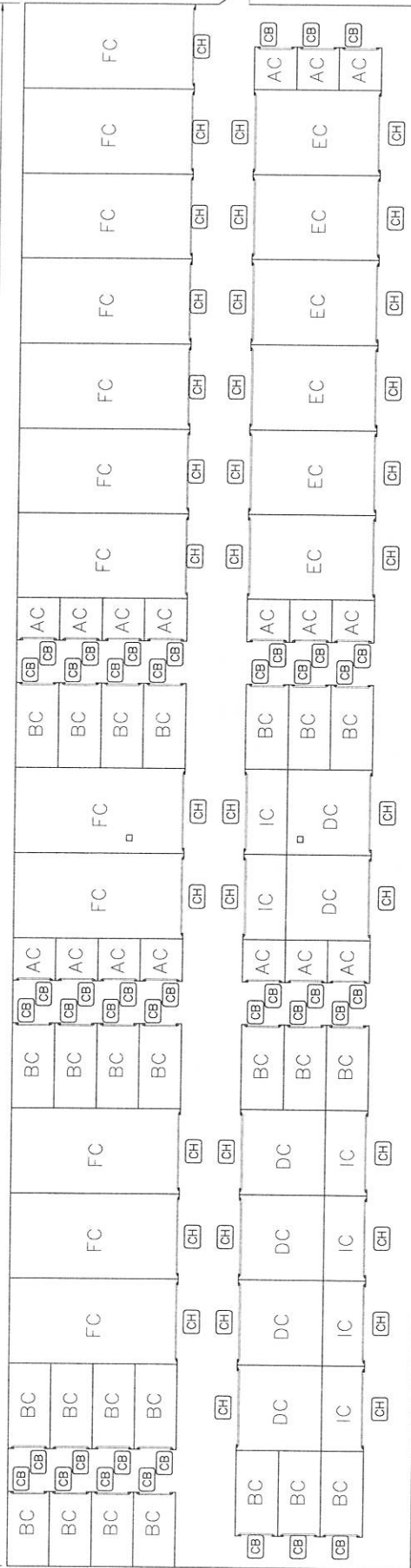
**Daren Berry
502 Mockingbird Lane
Jonesboro, Ar. 72401
870-897-2576**

**Kyle Lomax
2320 Grand Oaks Cove
Jonesboro, Ar. 72404
870-761-7072**

**Jennifer Rankin
4014 Ridge Creek Cove
Jonesboro, Ar. 72404
870-926-2013**

183'-9"

47'-10"



UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
AC	5 x 5	17	23.6	425	Y
BC	5 x 10	25	34.7	1250	Y
IC	10 x 5	6	8.3	300	Y
DC	10 x 10	6	8.3	600	Y
EC	10 x 15	6	8.3	900	Y
FC	10 x 20	12	16.7	2400	Y
SQ.FT. NON-INSULATED					0
SQ.FT. INSULATED					5875
TOTAL		72	100	5875	

DOOR SCHEDULE

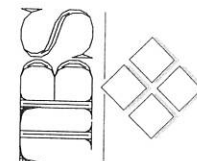
QTY	CODE	TYPE	SIZE	ROUGH OPENING (REF.)	MANUF.	DESCRIPTION	COLOR
42	CB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRAC-RITE /eq.	CORRIDOR ROLL-UP DOOR	COLORED
36	CH	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE /eq.	CORRIDOR ROLL-UP DOOR	COLORED

ROLL-UP DOORS MEET ASTM E330

DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES

Revisions:

By: Job Description:



TRACHTE BUILDING SYSTEMS, Inc.

This drawing and all parts thereof
is the exclusive property of
Trachte Building Systems, Inc.
314 Wilburn Road, Sun Prairie, Wisconsin
(800/356-5824) (Local 608/837-7899)
and may not be reproduced in whole
or part without written permission.

PROPOSED STORAGE SYSTEM FOR: DAREN BERRY

JONESBORO, AR

Sheet Title

Name: Jeff

Scale: 1" = 20'

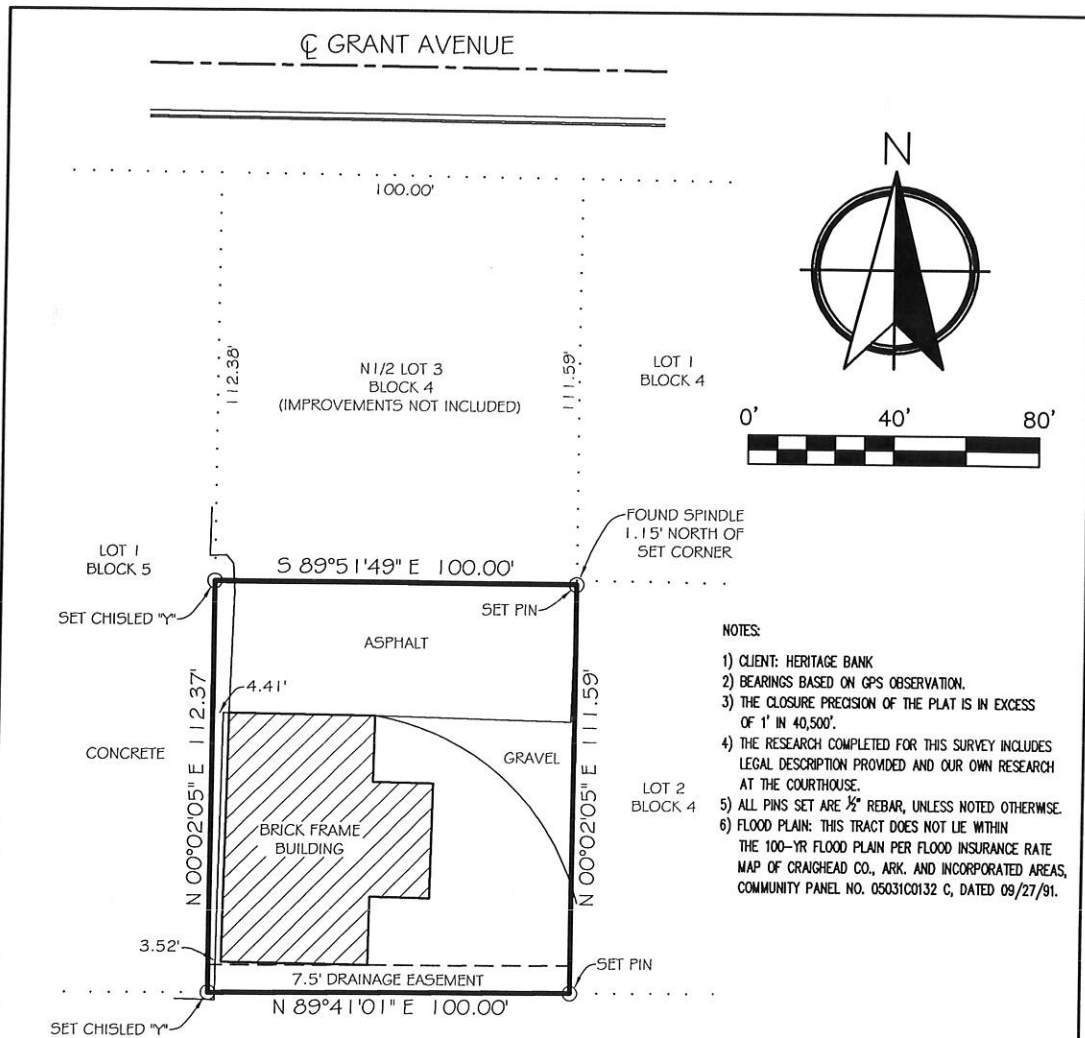
Date: 3/26/19

Plan #

FLOOR PLAN

51468

1 OF 1



LEGAL DESCRIPTION: (AS PROVIDED)

The South Half of Lot 3 in Block 4 of Vance's Second Addition to Jonesboro, Arkansas, being a part of the East Half of the Northeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East, as shown by Plat in Plat Cabinet "A" page 10 at Jonesboro, Arkansas, subject to Bill of Assurance in Deed Record 285 Page 203 and to easements as shown on said Plat.

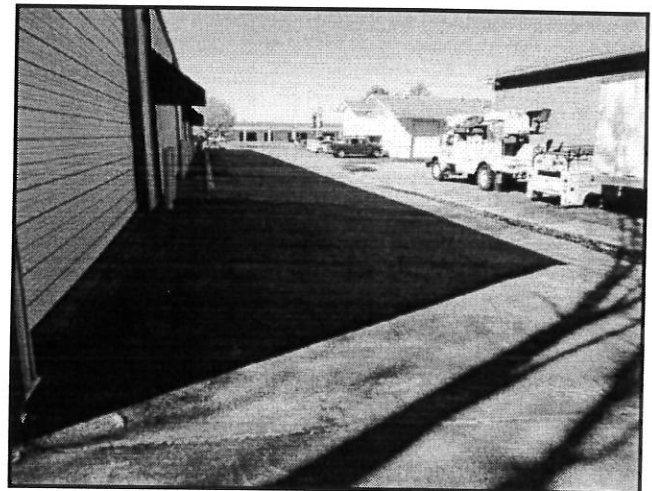
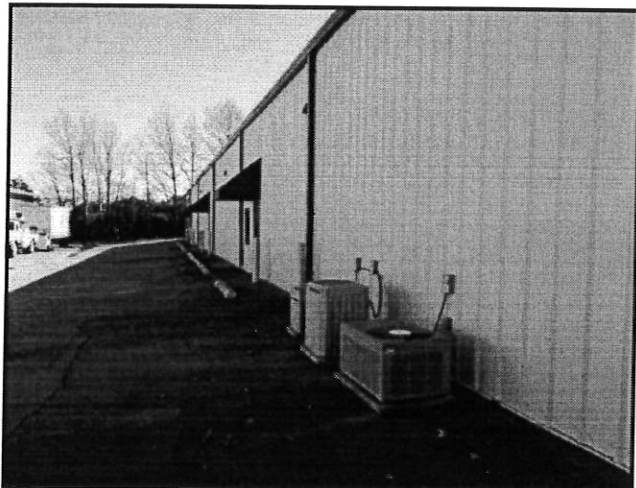
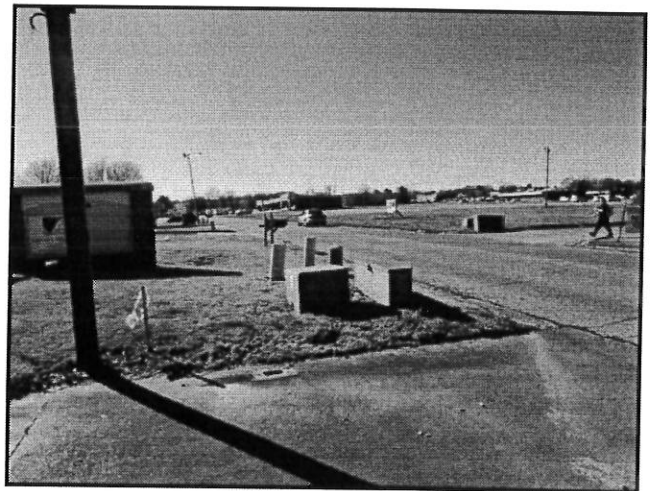
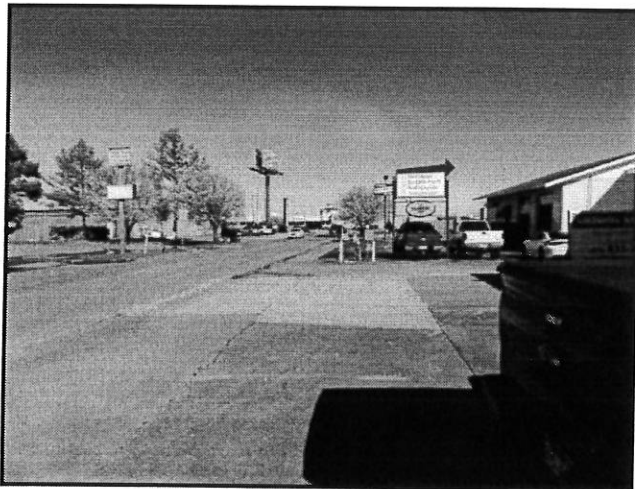
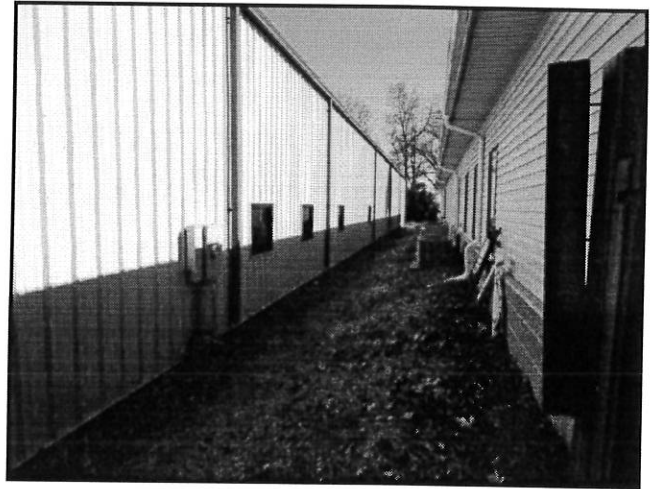
CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

		ENGINEERS			PLANNERS			SURVEYORS		
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net										
PLAT OF SURVEY FOR HERITAGE BANK										
Date 4/30/13		Scale 1"=40'		Job No. 113059		Sheet No.				
Section 29		Township 14N		Range 4E		County CRAIGHEAD		1 of 1		
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES										
© 2013, Civilogic			Drawn By: DB			Checked by: GH				

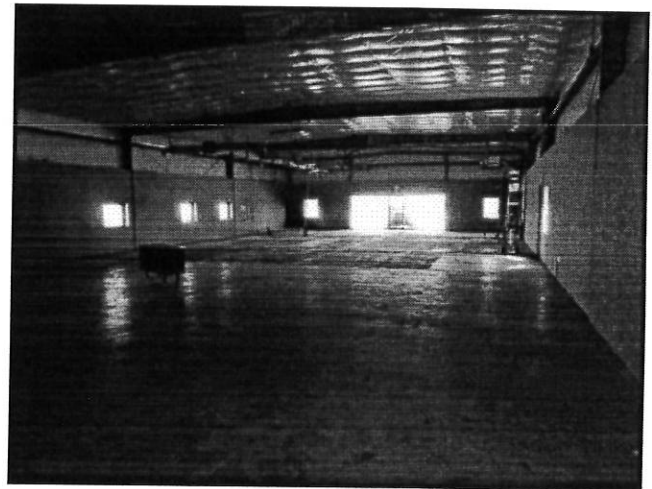
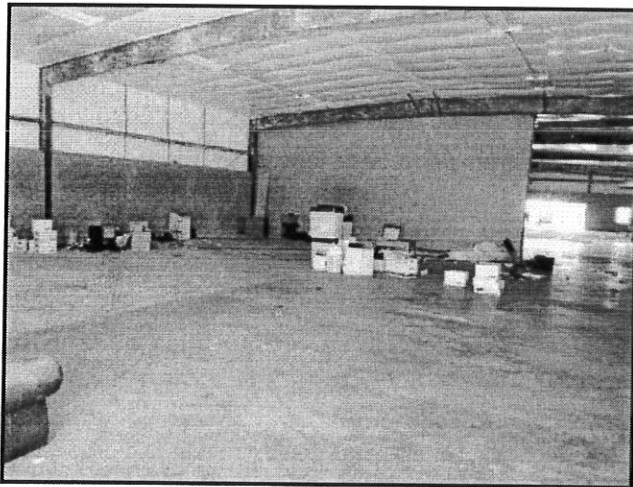
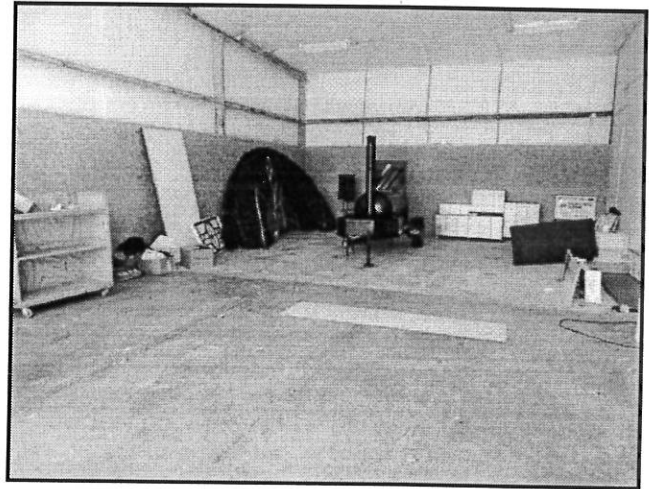
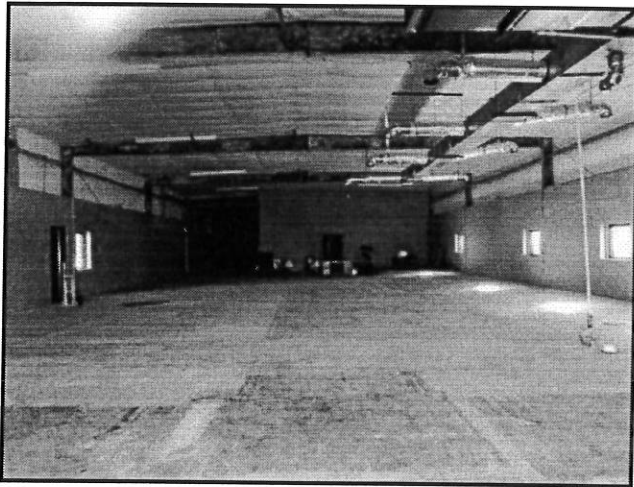
Photograph Addendum

Lender/Client	First Community Bank of Eastern Arkansas			
Property Address	2215 Grant Ave			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Borrower	BLR Investments, LLC			



Photograph Addendum

Lender/Client	First Community Bank of Eastern Arkansas				
Property Address	2215 Grant Ave				
City	Jonesboro	County	Craighead	State	AR Zip Code 72401
Borrower	BLR Investments, LLC				



Parcel Detail Report

Created: 3/15/2019 3:44:05 PM

Basic Information

Parcel Number:	01-144291-05400
County Name:	Craighead County
Mailing Address:	BEAR STATE BANK F/K/A HERITAGE BANK PO BOX 3020 JONESBORO AR 72403
Property Address:	HERITAGE BANK N A 2215 GRANT ST JONESBORO, AR
Billing Address :	ARVEST BANK 1183 E JOYCE BLVD STE 2 Fayetteville, AR 72703-5261
Total Acres:	0.52
Timber Acres:	0.00
Sec-Twp-Rng:	29-14-04
Lot/Block:	1/5
Subdivision:	VANCE'S 2ND ADD
Legal Description:	VANCE'S 2ND ADD
School District:	J JB JONESBORO CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
COMM	22,651 sqft	100	100	227	227	

Valuation Information

Entry	Appraised	Assessed
Land:	135,900	27,180
Improvements:	414,300	82,860
Total Value:	550,200	110,040
Taxable Value:		109,960
Millage:		0.0422
Estimated Taxes:		\$4,640.31
Assessment Year:		2018

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2018</u>	Current	\$4,640.31	\$0.00	\$4,640.31
<u>2017</u>	Current	\$4,253.76	-\$4,253.76	\$0.00
<u>2016</u>	Current	\$3,867.21	-\$3,867.21	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>19622</u>	Current	2017	8/31/2018	\$0.00	\$30,473.72	\$0.00	\$30,473.72
<u>30373</u>	Current	2016	10/11/2017	\$0.00	\$83,144.48	\$0.00	\$83,144.48

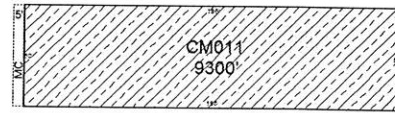
Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
7/1/2014	0	LAND COMMISSIONER	HERITAGE BANK	JB2014R	010435	RD(REDEMPTION DEED)
3/7/2013	580,000	COMMISSIONER-ANN HUDSON	HERITAGE BANK	JB2013R	004152	COMM(COMMISSIONERS DEED)
5/15/1990	145,000					
4/21/1989	31,000				391720	

Improvement Information

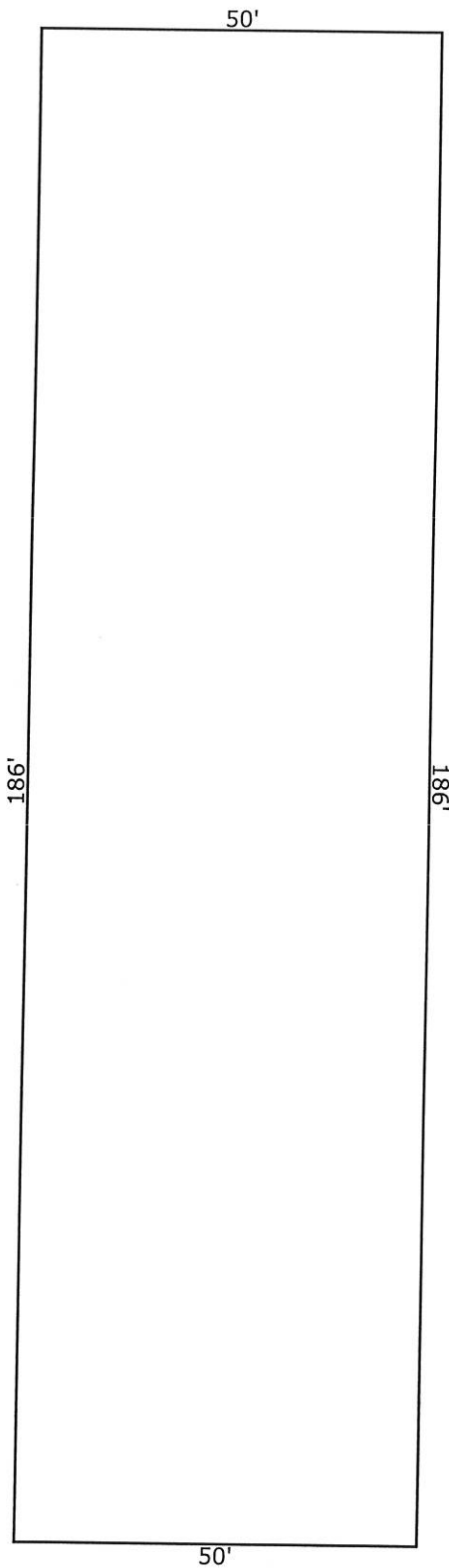
Commercial Improvements

Commercial Improvement #1



Search by Area or Shape™

Building Section #:	1			
Business Name:	HERITAGE BANK PROPERTIES			
Location:	2221 GRANT AVE			
Total SF:	9,300			
Stories:	1			
Year Built:				
Effective Age:	16			
Occupancy:	Code	Description	Class	Percent
	344	Office Building	S-1	23%
	406	Storage Warehouse	S-1	77%
Additive Items:	Description			Qty.
	Canopies Canopies, Aluminum			250
	Paving Concrete, 3" reinforced			5000
	Signs Signs, Illum. Plastic double			20
	Warmed and Cooled Air			100%
Structural Elements:	Description			Qty.
	Ceilings Acoustic			X
	Ceilings Suspension System			X
	Electrical Average			X
	Exterior Walls Non Bearing			X
	Exterior Walls Prefinished Metal			X
	Floor Covering Carpet			X
	Floor Covering Vinyl Asbestos Tile			X
	Foundation Concrete			D
	Insulation Ceilings			X
	Insulation Walls			X
	Interior Finish Dry Wall			X
	Plumbing Water Closet			X
	Roof Cover Corrogate Metal			X
	Roof Structure Wood Joists & Deck			X
	Site Work Excavation			X
	Site Work Fill			X
	Site Work Preperation			X
	Structural Frame Steel			D



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Calculation Details

Living Area

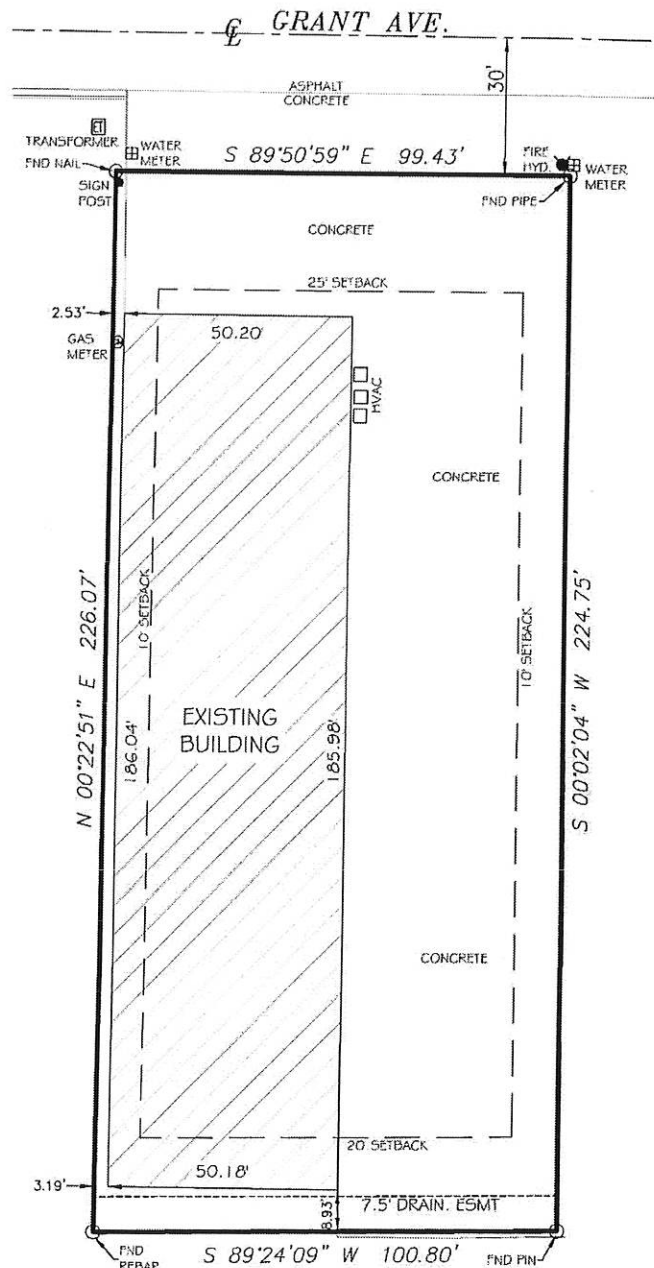
Mini Storages

9300 Sq ft

$$50 \times 186 = 9300$$

Total Living Area (Rounded):

9300 Sq ft



- 1) CLIENT: CARROLL COLDWELL
BUYER: B.L.R. INVESTMENTS, LLC
- 2) BEARINGS BASED ON GPS OBSERVATION.
- 3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS
OF 1" IN 150,000".
- 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES
LEGAL DESCRIPTION PROVIDED AND OUR OWN RESEARCH
AT THE COURTHOUSE.
- 5) ALL PINS SET ARE $\frac{1}{2}$ " REBAR, UNLESS NOTED OTHERWISE.
- 6) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN
THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE
MAP OF CRAIGHOUD CO., ARK. AND INCORPORATED AREAS,
COMMUNITY PLAN# NO. 0503100132 C, DATED 09/27/91.

Lot 1 in Block 5 of Vance's Second Addition to Jonesboro, Craighead Co., Arkansas.

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

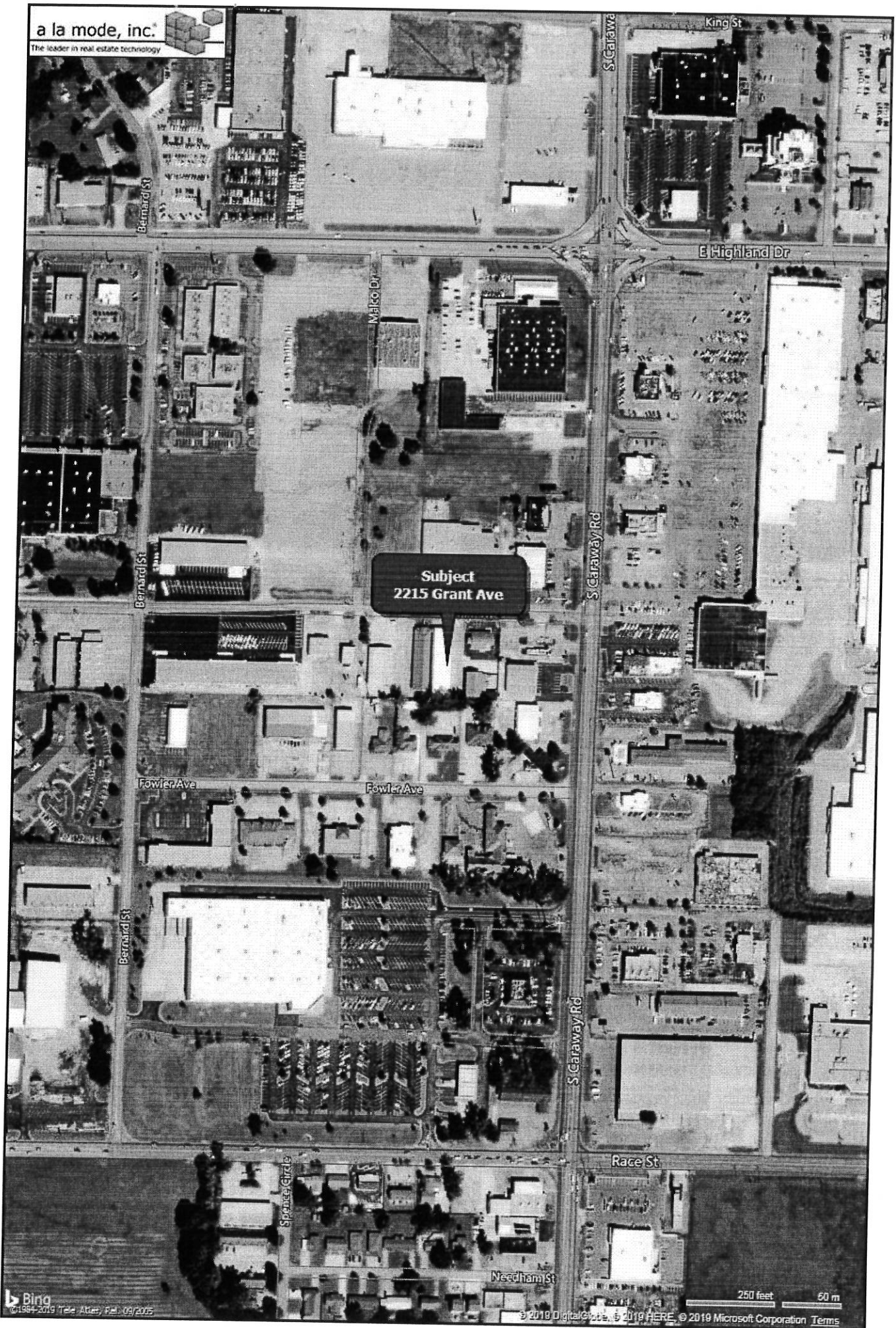
PLAT OF SURVEY
2215 GRANT AVE.,
JONESBORO, ARKANSAS
FOR
B.L.R. INVESTMENTS, LLC



ENGINEERS			PLANNERS			SURVEYORS			Drawn By: RE				Checked by: GH			
									Date		Scale		Job No.		Sheet No.	
									02-27-19		1"=30'		119029			
									Section		Township		Range		County	
29		14N		04E		CRAIGHEAD										
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net									ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES							
									© 2019, Civilogic							

a la mode, inc.

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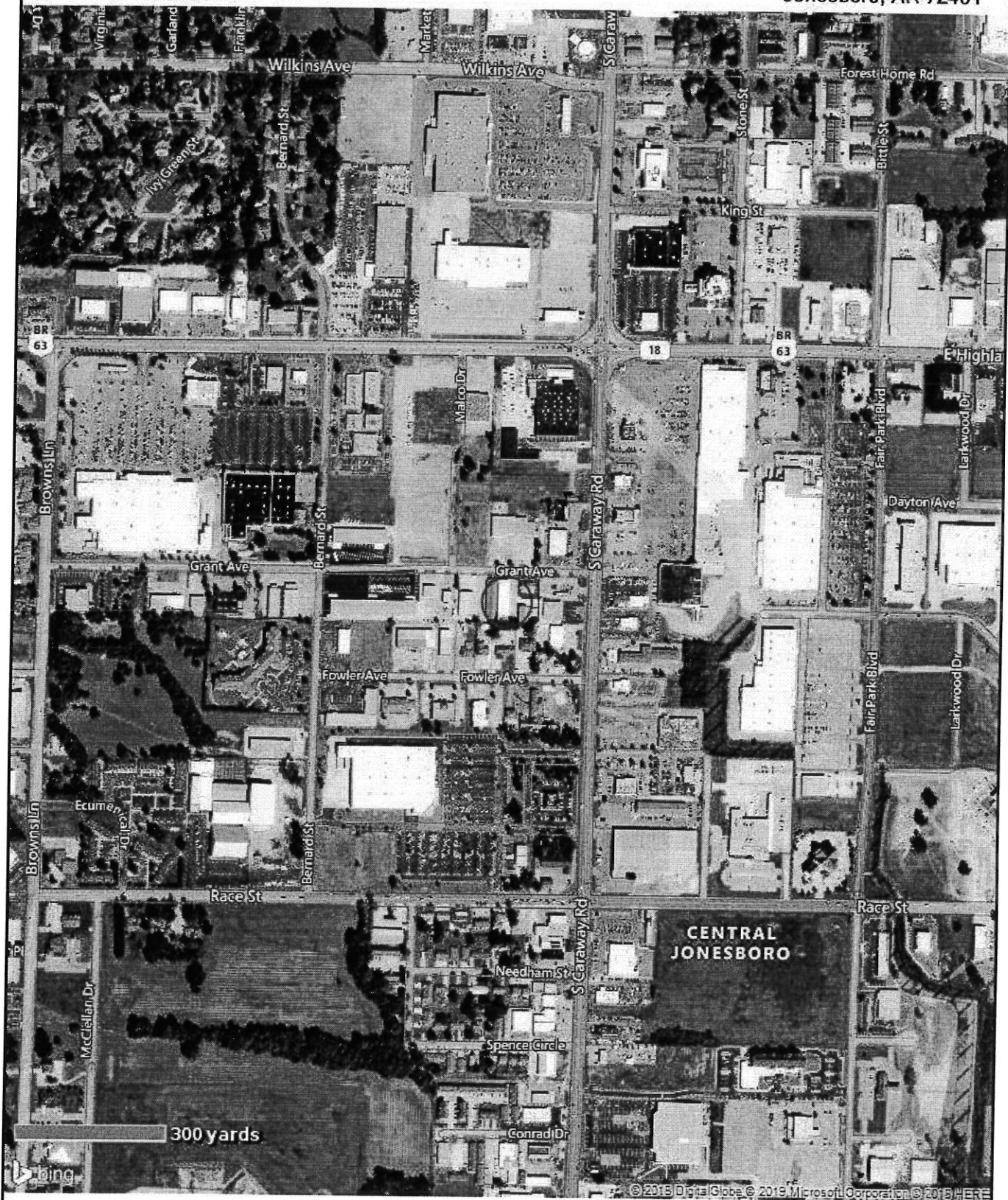


Subject
2215 Grant Ave

Bing

©1984-2019 Tele Atlas, Inc. 09/2005

© 2019 DigitalGlobe, © 2019 HERE, © 2019 Microsoft Corporation Terms



MAP DATA

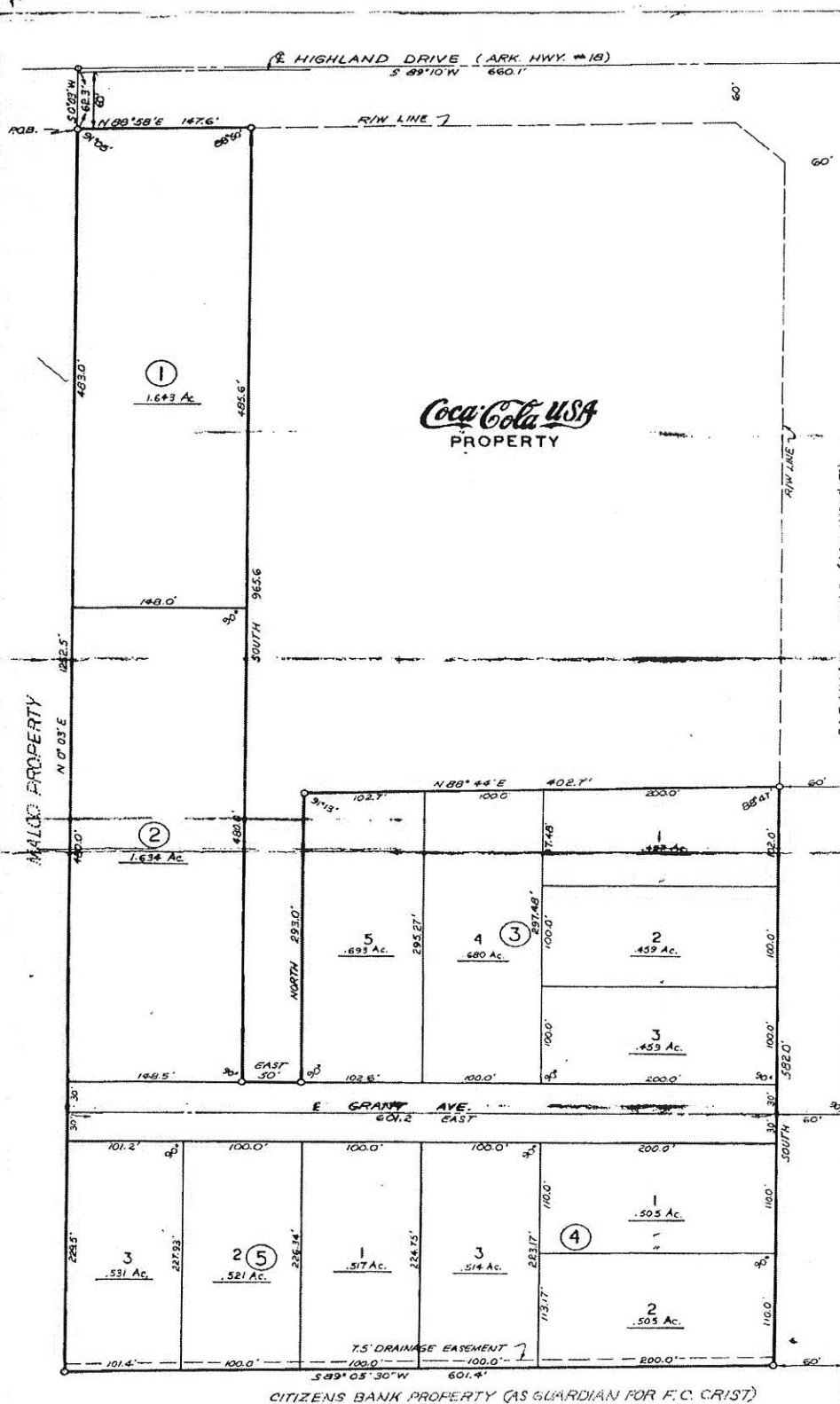
FEMA Special Flood Hazard Area: No
 Map Number: 05031C0132C
 Zone: X
 Map Date: September 27, 1991
 FIPS: 05031

MAP LEGEND

-  Areas inundated by 500-year flooding
-  Areas inundated by 100-year flooding
-  Velocity Hazard

-  Protected Areas
-  Floodway
-  Subject Area

Powered by CoreLogic®



DESCRIPTION:
A part of the West-half of the Northeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Northeast Corner of the Northeast Quarter of the Northeast Quarter of Section 29; thence South 89°10' West along the North line of Said Section 29 a distance of 660.1 feet; thence South 0°03' West 62.3 feet to a point on the South right-of-way line of Arkansas Highway #18 and the point of beginning proper; thence North 88°58' East along Said right-of-way line 147.6 feet; thence South 96.6 feet; thence East 50.0 feet; thence North 293.0 feet; thence North 88°44' East 402.7 feet to the West right-of-way line of Arkansas Highway #173; thence South 92.0 feet along Said right-of-way line; thence South 89°05'10" West 601.4 feet; thence North 0°03' East 1252.5 feet to the point of beginning proper, containing 9.90 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that the plat shown and described hereon is the result of a survey made in April, 1977, that it is a true and accurate survey and the monuments were found or set as noted.

ASSOCIATED ENGINEERING CO., INC.
JONESBORO, ARKANSAS

H. S. Johnson 6-1-77
H. S. Johnson, L.S.#261 Date

OWNER'S CERTIFICATION:

We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

B. B. VANCE & SONS, INC.
JONESBORO, ARKANSAS

BILL OF ASSURANCE:

The property covered by this plat is subject to limitations, restrictions and easements contained in a Bill of Assurance dated _____ and recorded in Book _____ Page _____ in the office of the Circuit Court Clerk and Ex-Officio Recorder of Craighead County, Arkansas, and said Bill of Assurance is made a part hereof by reference to the same as if set out in full on this plat.

METROPOLITAN AREA PLANNING COMMISSION
Jonesboro - Craighead County

- ☐ PRELIMINARY APPROVAL
- ☐ FINAL APPROVAL
- ☐ AS NOTED
- ☐ DISAPPROVED
- ☐ TAPED

[Signature]
Secretary

VANCE'S 2ND ADDITION

A true copy of the original as filed for record this 2nd day of July, 1977 at 9:00 A.M.
Opie Chambers, Clerk By Michael B. Bunker, Jr.

Plat Cabinet A Page 10

ASSOCIATED ENGINEERING
COMPANY, INC.
JONESBORO, ARKANSAS

April 2, 2019

BLR Investments, llc.
2215 Grant St.
Jonesboro, Ar. 72401
Craighead County

BLR Investments is writing this letter of intent regarding a 9,000 square ft metal building located at 2215 Grant St. in Jonesboro Ar. which is currently zoned C3. We are submitting a conditional use application for the purpose of converting the metal building into climate controlled stroage using a prefabricated conversion kit manufactured by Trachte Building Systems in San Praise Wisconsin.